



PROPERTY LOCATION

No	Alt No	Direction/Street/City
243		ASPEN CR, LINCOLN
Unit #: <input type="text"/>		
Owner 1: ECKEL III TR G MITCHELL		
Owner 2: ECKEL TR PETER H		
Owner 3: 243 ASPEN CIRCLE REALTY TRUST		
Street 1: 243 ASPEN CR		
Street 2: <input type="text"/>		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: <input type="text"/> Own Occ: Y
Postal:	01773-4922 Type: <input type="text"/>	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
102	516,000	3,000	0.000		519,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 219.82						/Parcel: 219.82	

GIS Ref
GIS Ref
Insp Date
04/16/12

PREVIOUS OWNER

Owner 1:	CURTISS TR - ROBERT H
Owner 2:	CURTISS TR - DOROTHY M
Street 1:	243 ASPEN CR
Twn/City:	LINCOLN
St/Prov:	MA Cntry: <input type="text"/>
Postal:	01773-4922

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	102	FV	513,200	3000	.		516,200	516,200	Year End Roll	10/15/2020
2020	102	FV	513,200	3000	.		516,200	516,200	Year End Roll	9/26/2019
2019	102	FV	465,000	3000	.		468,000	468,000	Create Final value 2019	6/4/2019
2018	102	FV	465,000	3000	.		468,000	468,000	Year End Roll	9/28/2017
2017	102	FV	425,300	3000	.		428,300	428,300	Year End Roll	9/29/2016
2016	102	FV	413,300	3000	.		416,300	416,300	Year End Roll	1/14/2016
2015	102	FV	401,400	3000	.		404,400	404,400	Year End	10/2/2014
2014	102	FV	397,400	3000	.		400,400	400,400	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CURTISS TR,ROBE	71345-7		7/19/2018		579,000	No	No			
CURTISS ROBERT	40005-314		7/18/2003	CONVENIENC	99	No	No			
ARTHUR J. OCONN	17395-93		9/15/1986		300,000	No	No			

NARRATIVE DESCRIPTION

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-TNHS Building Built about 1976, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z				U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/16/2012	MEAS/EXT INS	25	D ERSKINE
3/3/2004	M&L COMPLETE	615	
5/19/1997	MEAS/EXT INS	600	
4/29/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	CONDO		0		SQUARE FE	PRIME SITE		0	0.	0.000	FP																

Total AC/HA:	0.00000	Total SF/SM:	0.00	Parcel LUC:	102	CONDO	Prime NB Desc:	FARRAR P	Total:	Spl Credit:	Total:
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GENERAL INFORMATION

Table with 2 columns: Field, Value. Fields include Type: 8 - CONDO-TNHS, Sty Ht: 2 - 2, (Liv) Units: 1 Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 26 - WOOD, Sec Wall: %, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: , View / Desir: A - AVERAGE

GENERAL INFORMATION

Table with 2 columns: Field, Value. Fields include Grade: C+ - AVG. (+), Year Blt: 1976 Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdic: , Fact: ., Const Mod: , Lump Sum Adj:

INTERIOR INFORMATION

Table with 2 columns: Field, Value. Fields include Avg Ht/FL: STD, Prim Int Wal: 1 - DRYWALL, Sec Int Wall: %, Partition: T - TYPICAL, Prim Floors: 4 - CARPET, Sec Floors: %, Bsmnt Flr: , Bsmnt Gar: , Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext: S, Heat Fuel: 2 - GAS, Heat Type: 1 - FORCED H/A, # Heat Sys: 1, % Heated: 100 % AC: 100, Solar HW: NO Central Vac: NO, % Com Wal: 0 % Sprinkled: 0

Table with 2 columns: Field, Value. Fields include Phys Cond: AV - Average 11.1%, Functional: %, Economic: %, Special: %, Override: %, Total: 11.5%

SPEC FEATURES/YARD ITEMS

Table with 14 columns: Code, Description, A, Y/S, Qty, Size/Dim, Qual, Con, Year, Unit Price, D/S, Dep, LUC, Fact, NB Fa, Appr Value, JCod, JFact, Juris. Value. Row 1: 03 CONDO-CPT D Y 11 Size/Dim Qual A AV 1976 Unit Price 6,000.00 D/S T Dep 49.5 LUC 102 Appr Value 3,000 Juris. Value 3,000

More: N Total Yard Items: 3,000 Total Special Features: Total: 3,000

BATH FEATURES

Table with 3 columns: Bath Type, Count, Rating. Rows: Full Bath: 2 Rating: AVERAGE, A Bath: Rating: , 3/4 Bath: Rating: , A 3QBth: Rating: , 1/2 Bath: 1 Rating: AVERAGE, A HBth: Rating: , OthrFix: 1 Rating: AVERAGE

OTHER FEATURES

Table with 3 columns: Kits, Count, Rating. Rows: Kits: 1 Rating: AVERAGE, A Kits: Rating: , Frpl: 1 Rating: AVERAGE, WSFlue: Rating:

CONDO INFORMATION

Table with 2 columns: Field, Value. Fields include Location: I - INTERIOR, Total Units: , Floor: 1 - 1ST FLOOR, % Own: 0.021000000, Name: 2 - FARRAR POND

DEPRECIATION

Table with 2 columns: Field, Value. Fields include Phys Cond: AV - Average 11.1%, Functional: %, Economic: %, Special: %, Override: %, Total: 11.5%

CALC SUMMARY

Table with 2 columns: Field, Value. Fields include Basic \$ / SQ: 165.00, Size Adj.: 1.04381669, Const Adj.: 0.98000002, Adj \$ / SQ: 168.785, Other Features: 32526, Grade Factor: 1.10, Neighborhood Inf: 1.29999995, LUC Factor: 1.00, Adj Total: 583040, Depreciation: 67050, Depreciated Total: 515990

COMMENTS

.021% COMMON INTEREST C UNIT .

RESIDENTIAL GRID

Table with columns: Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O. Rows include 1st Res Grid, Desc: Line 1, # Units 1, Other, Upper, Lvl 2, Lvl 1, Lower, Totals: RMs: 6 BRs: 3 Baths: 2 HB 1

REMODELING

Table with 2 columns: Field, Value. Fields include Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General:

RES BREAKDOWN

Table with 5 columns: No Unit, RMS, BRS, FL. Row 1: 1 6 3 2, Totals: 1 6 3

COMPARABLE SALES

Table with 6 columns: Rate, Parcel ID, Typ, Date, Sale Price. Includes summary rows for WtAv\$/SQ, AvRate, Ind.Val (459800.0000), Final Total: 516000, Val/Su SzAd (275.05)

PARCEL ID

Table with 15 columns: Parcel ID, Appr Value, JCod, JFact, Juris. Value. Row 1: 174 7 0 4 243 3,000 3,000

SKETCH

Unsketched SubAreas: FFL: 980, SFL: 896, BMT: 970, WDK: 50, PAT: 153, WDK: 78,

SUB AREA

Table with 5 columns: Code, Description, Area - SQ, Rate - AV, Undepr Value. Rows include FFL, BMT, SFL, PAT, WDK, Net Sketched Area, Total, Size Ad, 1876, Gross Area, 3127, FinArea, 2361

SUB AREA DETAIL

Table with 7 columns: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten. Row 1: BMT 100 RRM 50 A

IMAGE



AssessPro Patriot Properties, Inc